



Nashoba Associated Boards of Health

Environmental Health Service

30 Central Avenue, Ayer, Ma. 01432

M E M O

DATE: Friday, November 11, 2016

TO: Ashby Planning Board

FROM: Rick Metcalf, R.S. *RM*

RE: Proposed subdivision on Fitchburg State Rd. (Brite Excavating)

The Board of Health has reviewed the proposed plan for subdivision at the above referenced property. Please be aware that not enough information has been offered to complete a full review, so comments are based solely on the information provided. The Board of Health offers the following comments:

- 1) No plans have been submitted to the Board of Health for approval.
- 2) Once plans are received, full compliance with the Ashby Board of Health regulations, Title 5, and any other applicable regulations will be required.
- 3) The soil testing completed does not appear to be in the area of the proposed soil absorption systems. Title 5 and Ashby Regulations require that each area (primary and reserve) have two test holes and one percolation test within the area of the proposed soil absorption system.
- 4) Ashby Board of Health Regulation 15 states *"The sewage disposal system, including the fill required to install the system, must be located on the same lot as the facility it is intended to serve; for the purpose of this regulation, a lot shall not be interconnected by an easement or right-of-way. (Modified by unanimous vote of the Board (C. Allen, M. Krappf, C. Morgan) on April 8 2002)"* It appears that fill easements have been proposed for the soil absorption systems that would not comply with this regulation.
- 5) Ashby Board of Health Regulation 2 states *"Groundwater determination shall be made during the months of February, March, and April when the groundwater table is at its highest level. This requirement may be waived by the Board of Health if weather conditions, the location of the property, soil structure, and other related data establish that a test made at some other time of year will produce the same results regarding maximum groundwater elevation as would be obtained if the test were made during the months of February through April. If a waiver is granted, the Board of Health reserves the right to make allowances in determining the maximum groundwater elevation."* Not all lots appear to comply with this regulation. The Board has historically not granted a variance to this regulation for new construction.
- 6) Ashby Board of Health Regulation 12 states *"The area between trenches shall not be used for future expansion of a system."* Ashby Board of Health Regulation 14 states *"A minimum of ten (10) feet must be available between the primary and expansion leaching facilities."* The plan proposes the reserve trenches between the primary which does not comply with these regulations.
- 7) Who will be responsible for maintaining the proposed stormwater infiltration basin in the area of the proposed easement on lots 6, 7, 8 & 9? Will a homeowner's association be formed? If so, who will monitor proper maintenance?

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